

1508/10

2-2330/10



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

E 669947

Conveyance

Additional Registrar of Assurances-1, Kolkata

B 11
Deed

3,47,61

At 01-41 P.M.

03.3.10

Date: 03/03/10

2. Nature of Document: Deed of Sale

75106
No: 3820/10

3. Parties:

3.1 Vendors: Subrata Dey, son of Sri Sunil Dey, residing at 30/1/1, Ram Mohon Mukherjee Lane, P.S. Shibpur, Dist. Howrah.

The party of the First Part

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

[Signature]
Additional Registrar of Assurances-1, Kolkata
10-03-10

Debadityuti Chakraborty

3.2 **Purchaser:** Gagan Tradelink (P) Ltd., a company incorporated under the Companies Act 1956 having its registered office at 686, Anandapur, E.M. Bypass-R.B. Connector Junction, Kolkata - 700107, through its authorised signatory *Debadityuti Chakraborty s/o M.L. Chakraborty*
The party of the Second Part. *of 686, Anandapur, Kol-107*

3.3 The terms "Purchaser" shall include its respective successors-in-interest and the term "Vendor" shall include his heirs, executors, administrators, legal representatives and assigns.

4. **Subject Matter:** Sale of land at Mouza Chandakanthalberia described in Schedule - A hereto (Property).

5. **Background:**

5.1 The Vendor is the sole and absolute owner and in khas possession of the Property, having acquired the title thereto in the manner described in Schedule-B hereto.

5.2 The Vendor has represented to the Purchaser that the Property is free from all encumbrances whatsoever including, but not limited to, lispendens, attachments, liens, charges, mortgages, trusts, debutters, leases, tenancies, thika tenancies, reversionary rights, residuary rights, claims or statutory prohibitions.

5.4 The purchaser offered to purchase the Property for acquiring the same and the Vendor, having accepted such offer, this Conveyance is now being executed to give effect to the transfer of the Property by the Vendor in favour of the Purchaser.

6. **Now this deed witnesseth:**

6.1 **Transfer:** At and for the consideration mentioned in Clause 6.2, the Vendor hereby sell, convey, transfer, assign and assure unto and to the Purchaser the Property, absolutely and free from all encumbrances, which the Purchaser shall have and hold forever hereafter.

- 6.2 **Consideration:** The sale and transfer of the Property by the Vendor is for the consideration of **Rs. 12,10,000/- (Rupees Twelve Lacs Ten Thousand only)** the entirety which has been paid by Purchaser to the Vendor at or before execution hereof, the receipt whereof the Vendor and by the receipt and Memo of consideration below, admits and acknowledges and the Vendor hereby acquits, releases and discharges the Purchaser of and from the Consideration and the Property.
- 6.3 **Sale:** The transfer being effected by this Deed is a sale within the meaning of the Transfer of Property Act, 1882.
- 6.4 **Possession:** Vacant, peaceful and khas possession of the Property has been handed over by the Vendor to the Purchaser at or before the execution hereof.
- 6.5 **Covenant of the Vendor:**
- The Vendor, in future shall, at the request and cost of the Purchaser execute, such and all other deeds and/or documents that may be required for perfecting or bettering the title of the Purchaser to the Property or for more effectually transferring the Property to the Purchaser.
- 6.6 **Indemnity:** The Vendor, hereby indemnify and agree to keep the Purchaser saved, harmless and indemnified against all actions, proceedings, claims, demands, costs, losses or expenses that the Purchaser may suffer or incur hereafter by reason of any claims of any nature whatsoever arising in connection with the Property, statutory or contractual and the Vendor hereby further undertakes and covenants to forthwith pay, reimburse and/or make good such losses, expenses or costs incurred by the Purchaser.

7.1 **Schedule-A:**

All That the piece and parcel of Sali land having an area of 1 acre out of the total area of 6 acres 85 decimal, comprised in C.S. Dag No. 420 corresponding to R.S./L.R. Dag No. 401, under C.S. Khatian No. 69 corresponding to R.S. Khatian No. 60 which is at present recorded in L.R. Khatian No. 365/1, 486/1, 519/1, 542/1, lying and situated at Mouza Chandakanthalberia, under J.L. No. 8, Revenue Survey No. 219, P.S. Bhangore, within the ambit of Beonta 2 No. Gram Panchayat, in the District of 24 Parganas (South), the area has shown within "**Red**" borders in the annexed **Plan TOGETHER WITH** All the rights, liberties, easements, privileges, advantages and appurtenances thereto.

7.2 Schedule- B: (Title)

- 7.2.1 That by a registered Sale Deed, recorded in Book No.1, Volume No. 69, Page 238 to 240, Being No.1579, dated 10.02 1982, registered in the office of Sub Registrar Bhangore, District 24 Parganas South, one Bhuddhiswar Naskar son of Late Panchanan Naskar, recorded owner of the schedule mentioned property, sold transferred and conveyed 1 acre out of total area of 6.85 Acre, comprised in C.S. Dag No. 420 corresponding to R.S./L.R. Dag No. 401, C.S. Khatian No. 69 corresponding to R.S. Khatian No. 60, to one Gaurpada Mondal, S/o Late Manmatha Nath Mondal, purchaser therein.
- 7.2.2 That by a registered Sale Deed, recorded in Book No. I, C.D. Volume No. 1, Page from 7069 to 7082, Being No. 00319 for the year 2010, dated 15.09.2008, registered in the office of Additional Registrar of Assurances – I, Kolkata, said Gaurpada Mondal sold transferred and conveyed his 1 acre of land to one Subrata Dey (Vendor herein).
- 7.2.3 That the **Vendor herein** is absolutely seized and possessed of and in khas possession and/or well and sufficiently entitled to the Property more fully and particularly mentioned in the schedule – “A” herein above.

8. Receipts and Memo of Consideration :

8.1. Receipt by the Vendors

Received from the purchaser the entire consideration of **Rs. 12,10,000/- (Rupees Twelve Lacs Ten Thousand only)** only by the Vendor herein.

9. Execution and Delivery: In witnesses whereof the Parties have executed this Deed on the Date.

Executed and Delivered by the Vendor
at Kolkata in the presence of witnesses
below:

Subrata Das
~~(Ashok Kumar)~~

Executed and Delivered by the Purchaser
at Kolkata in the presence of witnesses
below:

Gagan Tradelink Private Limited
Debaditya Chakrabarty
Authorised Signatory

10. Witnesses:

(1) *Subrata Das*
~~(Ashok Kumar)~~

(2)

DRAFTED BY
Ashok Kumar Bose
Associate
H. Court Calcutta

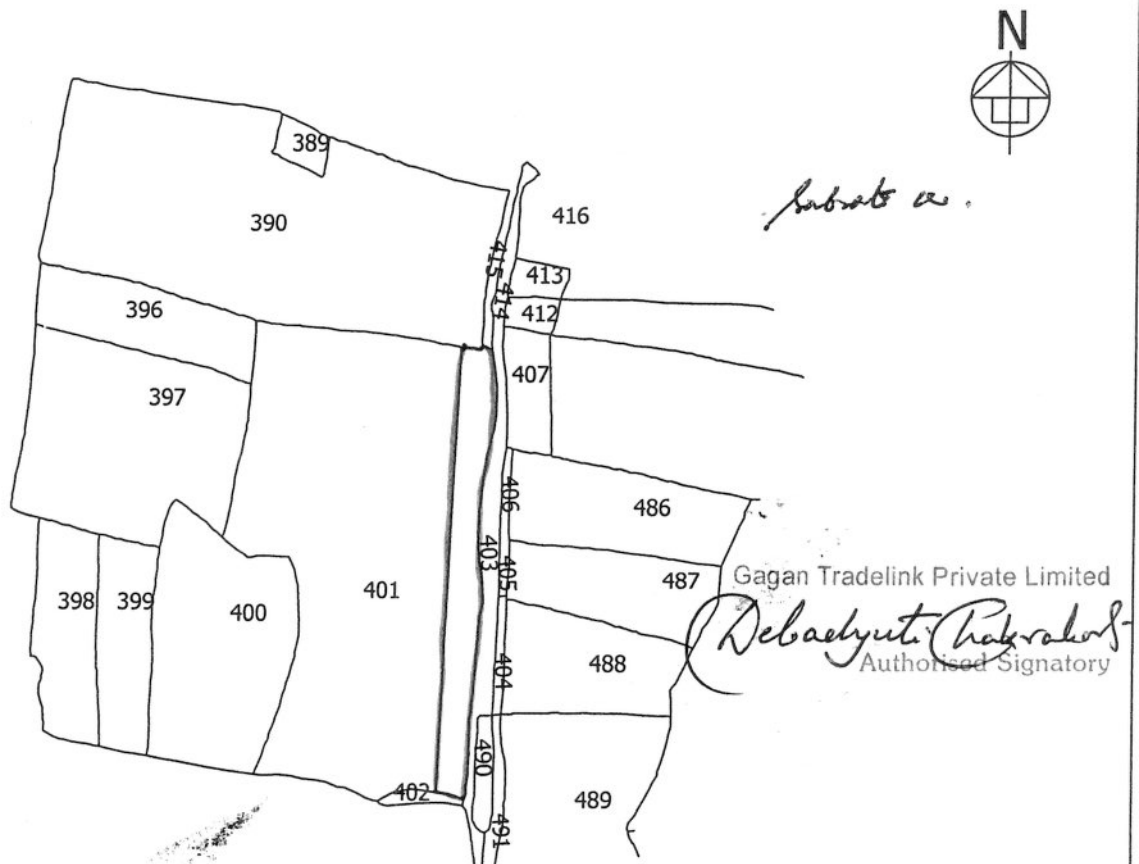
SALE DEED PLAN OF L.R/R.S DAG NO. 401, L.R. KH. NO.- 527
MOUZA - CHANDAKANTHALBERIA, J.L. NO.- 8
P.S. - BHANGORE, BEONTA-2 GRAM PANCHAYAT
DIST.- 24 PARGANAS (SOUTH)

VENDOR: SUBROTO DEY

PURCHASER: GAGAN TRADELINK (P) LTD.

AREA OF LAND : 100 SATAK IN DAG NO. 401, MARKED RED

SACLE : NOT TO SCALE



Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.R.A.-I KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 01508 / 2010

I . Signature of the Presentant

| Name of the Presentant | Photo | Finger Print | Signature with |
|------------------------|-------|--------------|-------------------------------------|
| Debadyuti Chakraborty | | | <i>Debadyuti Chakraborty</i> 3/3 |

II . Signature of the person(s) admitting the Execution at Office.

| Sl No. | Admission of Execution By | Status | Photo | Finger Print | Signature |
|--------|---|--------|---|---|------------------------------|
| 1 | Subrata Dey Address -30/1/1, Ram Mohan Mukherjee Lane, HOWRAH MUNICIPAL CORPORATION, Thana:-Shibpur, District:-Howrah, WEST BENGAL, India, | Self |  |  LTI | <i>Subrata Dey</i> |
| | | | 03/03/2010 | 03/03/2010 | |
| 2 | Debadyuti Chakraborty Address -Anandapur R. B. Connector Junction, 686, E. M. Bye Pass, CALCUTTA, Thana:-Tiljala, District:-South 24-Parganas, WEST BENGAL, India, | Self |  |  LTI | <i>Debadyuti Chakraborty</i> |
| | | | 03/03/2010 | 03/03/2010 | |

Name of Identifier of above Person(s)

Asit Manna
 6, Old Post Office Street, CALCUTTA, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O.

Signature of Identifier

Asit Manna
 03/03/2010



Registrar of Assurances-I, Kolkata
 3 - MAR 2010

(Dines Kumar Mukhopadhyay)
 ADDL. REGISTRAR OF ASSURANCE-I
 Office of the A.R.A.-I KOLKATA



Government Of West Bengal
Office Of the A.R.A.-I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 02330 of 2010
(Serial No. 01508 of 2010)

On 03/03/2010

Payment of Fees:

Fee Paid in rupees under article : A(1) = 74833/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4.
03/03/2010

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has assessed at Rs.-6804000/-

Certified that the required stamp duty of this document is Rs.- 408260 /- and the Stamp duty pa Impresive Rs.- 50/-

Deficit stamp duty

Deficit stamp duty Rs. 60600/- is paid, by the Bankers cheque number 991176, Bankers Cheque 01/03/2010, Bank Name STATE BANK OF INDIA, Comm Br Kolkata, received on 03/03/2010

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13.41 hrs on :03/03/2010, at the Office of the A.R.A.-I KOLKATA, Debadyuti Chakraborty ,Claimant.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 03/03/2010 by

1. Subrata Dey, son of Sunil Dey , 30/1/1, Ram Mohan Mukherjee Lane, HOWRAH MUNIC CORPORATION, Thana:-Shibpur, District:-Howrah, WEST BENGAL, India, By Caste Hindu Profession: Others
2. Debadyuti Chakraborty
Authorised Signatory, Gagan Tradelink (P) Ltd., Anandapur R. B. Connector Junction, 686, E. M. Pass, CALCUTTA, Thana:-Tiljala, District:-South 24-Parganas, WEST BENGAL, India, .
By Profession: Others

Identified By Asit Manna, son of A. K. Manna, 6, Old Post Office Street, CALCUTTA, Thana:- Street, District:-Kolkata, WEST BENGAL, India, P.O. :-... , By Caste: Hindu, By Profession: Service.

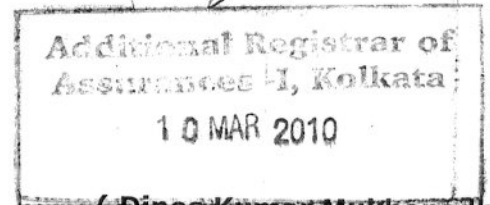
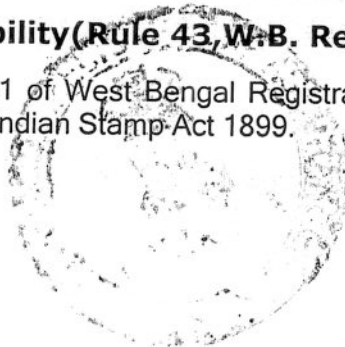
(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I

On 10/03/2010

Certificate of Admissibility(Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule Article number : 23,5 of Indian Stamp-Act 1899.

Deficit stamp duty



(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I

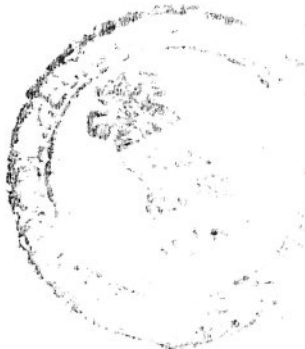


Government Of West Bengal
Office Of the A.R.A.-I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 02330 of 2010
(Serial No. 01508 of 2010)

Deficit stamp duty Rs. 347700/- is paid, by the Bankers cheque number 990008, Bankers Cheque I
06/03/2010, Bank Name STATE BANK OF INDIA, Comm Br.kolkata, received on 10/03/2010

(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I



DK
Additional Registrar of
Assurances -I, Kolkata
10 MAR 2010
(Dines Kumar Mukhopadh
ADDL. REGISTRAR OF ASSURAI

PHOTOGRAPH

R PRINTS



Subrat B.

| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |



Gagan Tradelink Private Limited

Debaditya Chakrabarti
Authorised Signatory

| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 5911 to 5922
being No 02330 for the year 2010.



DK
(Dines Kumar Mukhopadhyay) 16-March-2010
ADDL. REGISTRAR OF ASSURANCE-I
Office of the A.R.A.-I KOLKATA
West Bengal